

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 03 August 2026 14:43:26 UTC+01:00
To: "Shazia Penne" <Shazia.Penne@horsham.gov.uk>
Subject: Re: DC/26/0414 - Land West of Horsham Road



Good afternoon Shazia,

Thank you for sending that over. Whilst the aerial imagery has not provided much further detail regarding the pond's condition, as the applicant has stated that the slurry pit is in current use, in this instance we believe this is sufficient to disregard the need for survey work. The applicant's PEA has not recommended any mitigation for GCN, however given the close proximity and connectivity of the ponds to the north, we do feel some measures will be required here to safeguard the species. Therefore, we recommend that the following informative and mitigation measures should be attached to planning consent:

"The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence."

Additionally, all vegetation within the works area shall be maintained at a maximum height of 30mm until construction is completed through regular mowing or grazing in order to discourage great crested newts from using the site. All works shall be carried out in accordance with the following measures:

- Any demolition materials should be stored in skips or similar containers rather than in piles on ground
- Any trenches left overnight should be covered or provided with ramps to prevent great crested newts from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage great crested newts from using them as shelter.

Best wishes,

Laura Downs (she/her)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

Company operating hours: Monday to Thursday 09:00 - 17:00



From: Shazia Penne <Shazia.Penne@horsham.gov.uk>

Sent: 03 August 2026 09:03

To: Laura Downs <Laura.Downs@naturespaceuk.com>

Subject: RE: DC/26/0414 - Land West of Horsham Road

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Good Morning Laura

I am just following up on the below. Is the below information sent by the agent sufficient?

Kind Regards

Shazia Penn

e

Planning Officer

Telephone: [01403 21525](tel:01403215258)

[8](tel:01403215258)

Email: Shazia.Penne@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Shazia Penne

Sent: 29 July 2026 10:31

To: Laura Downs <laura.downs@naturespaceuk.com>

Subject: FW: DC/26/0414 - Land West of Horsham Road

Good Morning Laura

Please see below response from the agent.

Kind Regards

Shazia Penn

e

Planning Officer

Telephone: [01403 21525](tel:01403215258)

[8](tel:01403215258)

Email: Shazia.Penne@horsham.gov.uk

[k](mailto:Shazia.Penne@horsham.gov.uk)



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From: Charlotte Catton-Giltinane <C.Catton-Giltinane@batchellermonkhouse.com>

Sent: 28 July 2026 11:33

To: Shazia Penne <Shazia.Penne@horsham.gov.uk>

Subject: RE: DC/26/0414 - Land West of Horsham Road

Dear Shazia,

The slurry pit is shown on google earth as per the below and is located within the manure store still being used to date.



I trust this confirms the feature as identified in the ecology report as a slurry

Many thanks

Charlotte



Charlotte Catton-Giltinane Assoc RTPI

Senior Planner | Planning

Phone: 01798 877555

Email: C.Catton-Giltinane@batchellermonkhouse.com

Address: Stratton House, 57 Lower Street, Pulborough, West Sussex, RH20 2AZ



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From: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Sent: 28 July 2026 09:57
To: Charlotte Catton-Giltinane <C.Catton-Giltinane@batchellermonkhouse.com>
Subject: DC/26/0414 - Land West of Horsham Road

Dear Charlotte

Please be advised that I have received a no objection from Place Services, however I did received the below comments from NatureSpace – could you kindly provide the relevant information:

Thank you for consulting us on the above application. I have reviewed the applicant's Protected Species Walkover Survey (AEWC, July 2026) and note that the nearby pond (located approximately 40m from the RLB has been ruled out of consideration due to it being a slurry pit with a lack of vegetation and therefore likely unsuitable for GCN. We would generally agree with this statement, however as it is possible for GCN to utilise these waterbodies on occasion, it would be helpful to have some further info regarding this particular waterbody in regard to its specific condition. Can I please confirm whether P1 is currently in use as a slurry pit? Additionally, if the applicant is please able to provide a photo to demonstrate the poor condition of the pit this would be very helpful.

Kind Regards

**Shazia Penn
e**
Planning Officer

Telephone: [01403 21525
8](tel:01403215258)

Email: [Shazia.Penne@horsham.gov.u
k](mailto:Shazia.Penne@horsham.gov.uk)



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